

Andrew Cooper
 Sheen Lane Developments Ltd
 First Floor
 83-84 George Street
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 TW9 1HE

Our Ref: 13340_C01_RB_MM
 10th November 2020

Dear Andrew,

St Margaret's Business Park 20/2664/FUL – Biodiversity Net Gain

Following correspondence from the planning officer at the London Borough of Richmond upon Thames (in relation to planning application 20/2664/FULL) requesting that a biodiversity net gain assessment be undertaken and submitted for approval, the DEFRA 2.0 metric has been used to determine the level of biodiversity net gain the development can achieve. The headline results of the metric are set out below.

Biodiversity Net Gain Metric

I have detailed the existing and proposed habitats below, along with the assumptions that have been made in relation to proposed post-development habitat conditions. The habitat units and linear units are described separately.

Existing Habitat

Habitat Areas:

Habitat	Area (ha)	Habitat Units	Current Condition
Bare ground	0.02	0.04	Poor
Hardstanding	0.037	0	N/A
Introduced Shrub	0.013	0.03	Poor
Scrub	0.0001	0	Poor
Street Trees	0.027	0.12	Moderate

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Linear Habitats:

Habitat	Length (km)	Habitat Units	Current Condition
Ornamental Hedgerow	0.022	0	Poor

Post-Development

Habitat Areas:

Habitat	Area (ha)	Habitat Units Delivered	Target Condition	Assumptions made to reach target condition
Sedum Roof	0.01	0.05	Moderate	A mixture of moss, lichens, ruderals, flowering species and areas of bare substrate will be established, providing a good nectar source for pollinating species.
Building	0.021	0	N/A	N/A
Hardstanding	0.03	0	N/A	N/A
Amenity Lawn (gardens)	0.007	0.02	Fairly Poor	A seed mix with less than 75% cover of perennial ryegrass will be used e.g. EG22 – Strong Lawn Grass Mixture or EG23 – Shade Tolerant Lawn Grass Mixture.
Introduced Shrub (Border Planting)	0.002	0.01	Moderate	A mix of flowering species will be used as to provide a nectar source for pollinating insects, no invasive non-native species will be used and that undesirable species e.g. pernicious weeds, will be kept to levels below 20%.
Street Trees	0.008	0.01	Moderate	Moderate condition for street trees is automatically assigned. Two street trees will be planted, and it is assumed that the trees will reach medium size (300mm DBH) in the target time of 27 years.

Linear Habitats:

N/A

Offsite Habitat Creation

Habitat	Area (ha)	Habitat Units Delivered	Target Condition	Assumptions made to reach target condition
Street Trees	0.069	0.12	Moderate	<p>Moderate condition for street trees is automatically assigned.</p> <p>Seventeen street trees will be planted offsite, and it is assumed that the trees will reach medium size (300mm DBH) in the target time of 27 years.</p>

Biodiversity Net Gain Results

As shown below in **Figure 1**, the total net gain for habitat units post development is **+10.75%** and there is no net change for hedgerow units.

On-site baseline	<i>Habitat units</i>	0.19
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.10
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.12
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	10.75%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%

Figure 1. Biodiversity Net Gain Results

The results of this biodiversity net gain metric are made on the basis that 17 trees will be planted offsite as part of the mitigation requirements for arboriculture (subject to agreement with the Tree Officer at Richmond) and will reach the target size of medium (300mm DBH) in the target time of 27 years.



Conclusion

It is considered that through appropriate long-term management, which could be secured through the production of a Landscape Environmental Management Plan (LEMP), that the target conditions set for each habitat type are achievable and that the development will reach **+10.75%** biodiversity net gain.

Best wishes,

A handwritten signature in black ink that reads 'Becky Baker' in a cursive script.

Becky Baker
Ecology Consultant